



US Army Corps
of Engineers®

SAN FRANCISCO DISTRICT

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Regulatory Branch

333 Market Street

San Francisco, CA 94105-2197

YUBA DRIVE MITIGATION BANK

PERMIT MANAGER: John Knudsen Phone 415-977-8437/E-mail: jknudsen@spd.usace.army.mi

1. INTRODUCTION: Mr. M.L. Tuxhorn, Bellevue Ranch Partners, P.O. Box 11128, Santa Rosa, California, 95406 (Contact: Mr. Charlie Patterson at 925-938-5263) has established a wetland mitigation bank, the Yuba Drive Bank, on a 10.9-acre parcel of land located in southwestern Santa Rosa, Sonoma County, California. The bank site is located south of the western terminus of Yuba Drive at Assessors Parcel Number 035-211-019 (Figure 1). The bank is bordered by the Roseland Creek Flood Control Channel to the west, residential development to the north, and rural residential development to the east and south. No discharge of dredged or fill material into waters of the United States, including wetlands, occurred during construction of the bank's wetlands. Possessors of wetland fill authorizations pursuant to the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344) can satisfy a portion or all of their mitigation requirements at the bank.

2. PROJECT DESCRIPTION: Wetlands existing on the parcel included 2.38 acres of vernal pool and swale habitat (Figure 2). These wetlands were preserved. The proponent constructed 2.5 acres of additional seasonal wetlands on the parcel (Figure 3). The preserved and constructed wetlands will be used by the proponent to mitigate for projects that have been or will be constructed in southwest Santa Rosa, California. Any surplus credits will be available to the proponent for other projects requiring mitigation or sold to other individuals requiring wetland mitigation as a condition for a Department of the Army, a U.S. Fish and Wildlife Service, a California Department of Fish and Game, or other permit. The bank will be administered pursuant to a Bank Enabling Instrument between Bellevue Ranch Partners, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the U.S. Environmental Protection Agency, and the

California Department of Fish and Game. Dominant vegetation found along the borders of the existing wetland swales and pools included rye grass (*Lolium* sp), Mediterranean barley (*Hordeum hystrix*), and scattered patches of brown-head rush (*Juncus phaeocephalus*). Other vegetation found in the existing wetlands on the site included semaphore grass (*Pleuropogon californicus*), slender rush (*Juncus bufonius*), common downingia (*Downingia concolor*), coyote thistle (*Eryngium aristulatum*), popcornflower (*Plagiobothrys bracteatus*), curly dock (*Rumex crispus*), pennyroyal (*Mentha pulegium*), and loosestrife (*Lythrum* sp).

The existing wetlands on the site support a population of Sebastopol meadowfoam (*Limnanthes vinculans*), a federally listed endangered plant species. Populations of this plant vary yearly from approximately 500 to 3000 individuals. The wetlands supporting the endangered plants were not directly impacted by construction of the project. The new wetlands constructed on the site will be expected to provide additional habitat for the endangered plant species. Existing wetlands were not filled during construction of the new wetlands. The detailed construction and management plan for the bank may be reviewed at our San Francisco office.

The majority of bank credits have been committed to mitigate for wetlands that will be filled to construct the Derho Park and Bellevue Ranch residential housing projects in southwestern Santa Rosa, California. Surplus construction/restoration or preservation credits not used to mitigate for the above projects will be available for other projects to be constructed by Bellevue Ranch Partners. The bank's proposed service area is the Santa Rosa Plain (Figure 4).

Long term monitoring and management of the bank will initially be the responsibility of Bellevue Ranch Partners. At the conclusion of the five-year monitoring period and successful attainment of bank performance criteria, the bank will be deeded to either the California Department of Fish and Game or another public trust entity. An endowment fund for the long-term monitoring, maintenance, and management of the bank will be established. The wetland habitat values of the site are anticipated to increase with the construction of new wetlands.

3. FOR MORE INFORMATION: Additional details may be obtained by contacting the proponent whose address is indicated in the first paragraph of this notice, or by contacting John Knudsen of our office at telephone 415-977-8437 or by email at jknudsen@spd.usace.army.mil. Details on any changes of a minor nature which are made in the final mitigation bank documents will be provided on request.